



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2412/25

Appeal by Olympia Real Estate Limited care of Cunnane Stratton Reynolds against the decision made on the 8th day of August, 2025 by Dublin City Council to refuse permission.

Proposed Development: Retention of use of 10 number apartments as short-term lettings/tourist accommodation, all at Dublin Castle Suites, 1-3 Parliament Street, Dublin and 81 Dame Street, Dublin. There is no prospective development nor internal or external works proposed to the protected structures listed under RPS reference numbers 6321 and 2132.

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

The development proposed to be retained of ten apartments for use as short-term letting/tourist accommodation would be contrary to Section 15.14.3 (Short Term Tourist Rental Accommodation) of the Dublin City Development Plan 2022-2028 which stipulates a general presumption against the provision of short-term tourist rental accommodation due to its impact on the availability of housing stock and where it has not been satisfactorily demonstrated that the subject floor space could not otherwise facilitate longer term residential use. The development proposed to be retained would also contravene Policy QHSN3 (Housing Strategy and HNDA) and Policy QHSN38 (Housing and Apartment Mix) of the development plan which seek respectively to secure the implementation of the Dublin City Council Housing Strategy and to encourage sustainable residential communities containing a wide variety of housing and apartment types in accordance with the Housing Strategy and the Housing Need Demand Assessment. The granting of permission for retention would set a precedent for similar type of development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 10th day of February, 2026.

